

Thursday, July 4, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 26

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 4, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 27, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

1.

LDA19-0165  
309666557-001

Tentative plan of subdivision to create 8 semi-detached residential lots from the NW 36-52-26-W4M, located east of 231 Street NW and south of 97 Avenue NW; **SECORD**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

**4. NEW BUSINESS**

1.

LDA19-0180  
310978813-001

Tentative plan of subdivision to create one (1) additional lot from Lot 4, Plan 952 5104, located north of 104 Avenue NW and east of 101 Street NW; **DOWNTOWN**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.	LDA19-0229 313933672-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 12 and the south half of Lot 11, Block 11, Plan 4600 R located south of 123 Avenue NW and west of 103 Street NW; <b>WESTWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
3.	LDA19-0234 313892269-001	Tentative plan of subdivision to create one (1) multiple family condominium unit in two parts and one (1) remnant unit by Phased Condominium from Lot 1, Block 1, Plan 122 4595, located north of Crystallina Nera Way NW and east of 82 Street NW; <b>CRYSTALLINA NERA WEST</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
4.	LDA19-0236 314373529-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 66A, Plan 4677 HW located north of 106 Avenue NW and west of 138 Street NW; <b>GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
5.	LDA19-0237 312405424-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 34, Plan 5978 KS, located south of 78 Avenue NW and east of 139 Street NW; <b>LAURIER HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
6.	LDA19-0247 315281020-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 6, Block 51, Plan 3341 HW, located north of 92 Avenue NW and east of 151 Street NW; <b>SHERWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:05 a.m.	



Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

July 4, 2019

File No. LDA19-0165

Stantec Consulting Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 8 semi-detached residential lots from the NW 36-52-26-W4M, located east of 231 Street NW and south of 97 Avenue NW; **SECORD**

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**I The Subdivision by Plan is APPROVED on July 4, 2019, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual; and

6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve for the NW 36-52-26-W4M was addressed through LDA14-0456.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Jennifer Vos at [jennifer.vos@edmonton.ca](mailto:jennifer.vos@edmonton.ca) or 780-508-9519.

Regards,

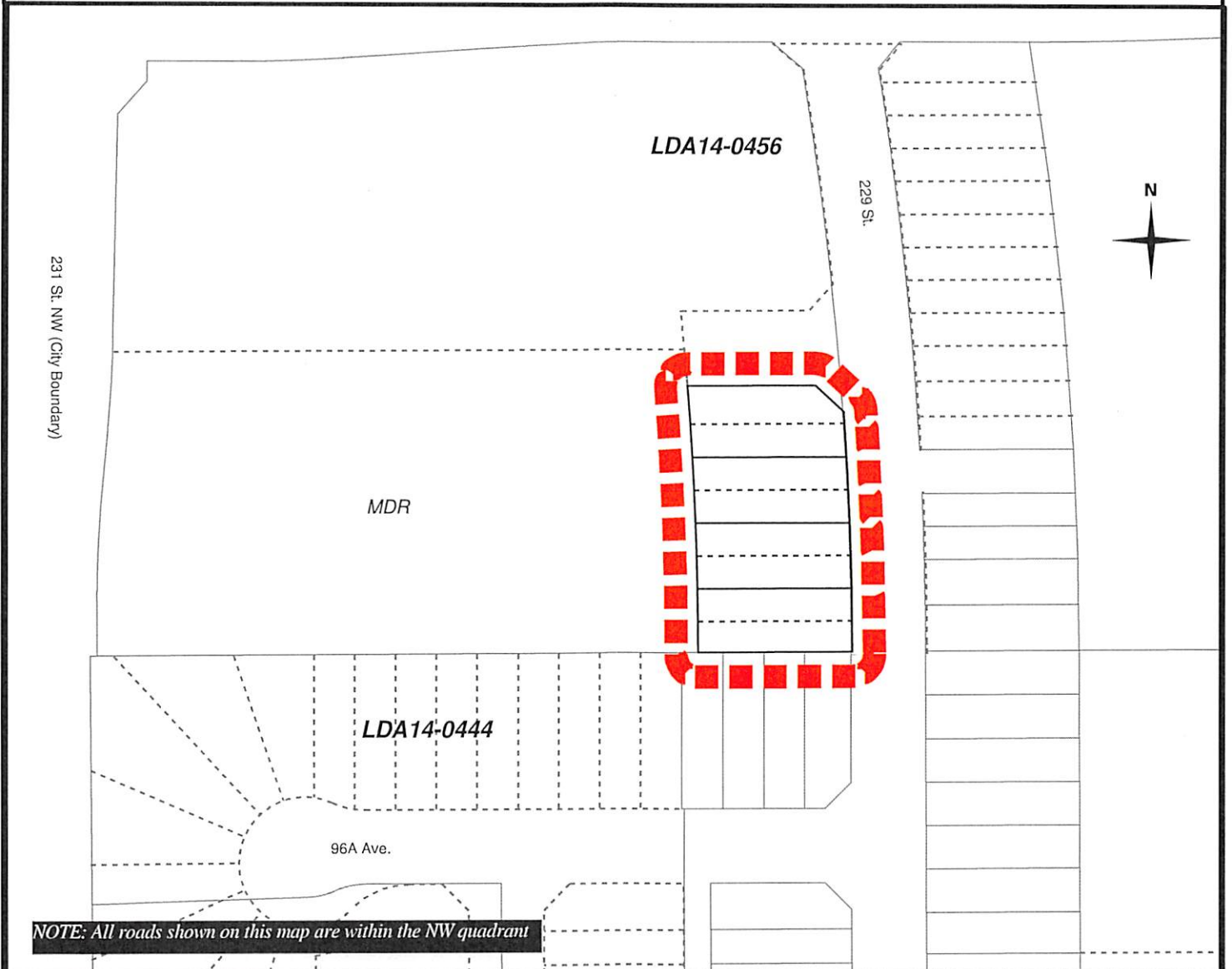


Blair McDowell  
Subdivision Authority

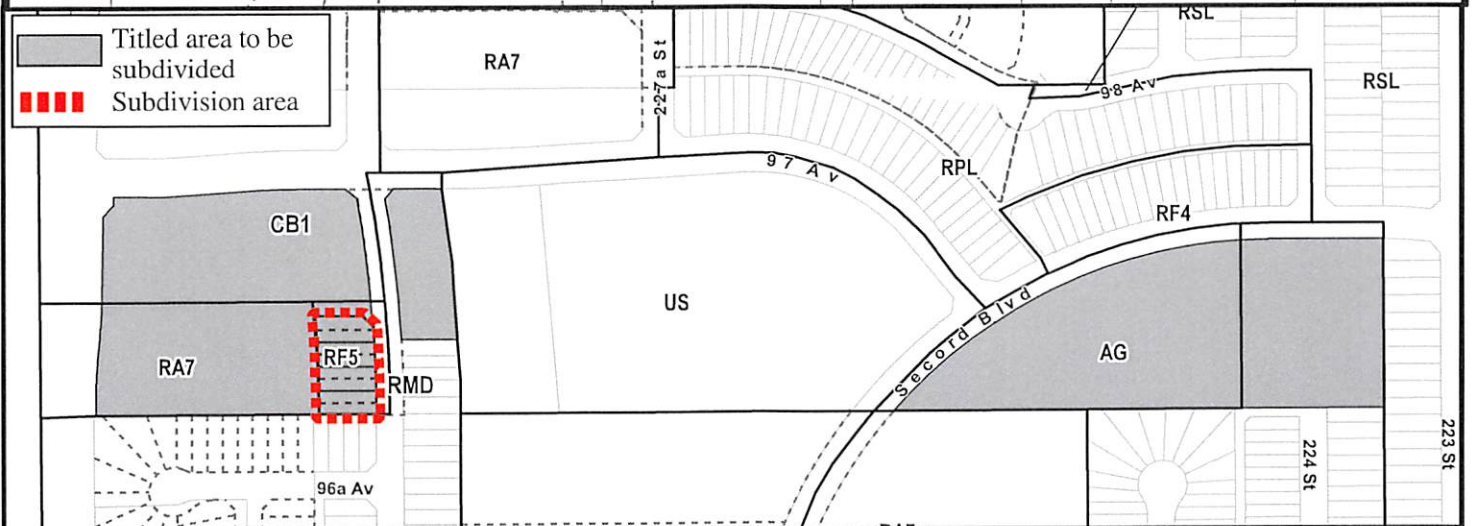
BM/jv/Posse #309666557-001

Enclosure

■■■■ Limit of proposed subdivision



NOTE: All roads shown on this map are within the NW quadrant





Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

July 4, 2019

File No. LDA19-0180

IBI Group  
300 - 10830 Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create one (1) additional lot from Lot 4, Plan 952 5104, located north of 104 Avenue NW and east of 101 Street NW; **DOWNTOWN**

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**I The Subdivision by Plan is APPROVED on June 27, 2019, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner removes the existing watermain and constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner installs fire hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Pursuant to Section 663 (c) of the Municipal Government Act, Municipal Reserve is not owing because the parcel is less than 0.8 hectares.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Taylor van den Brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,

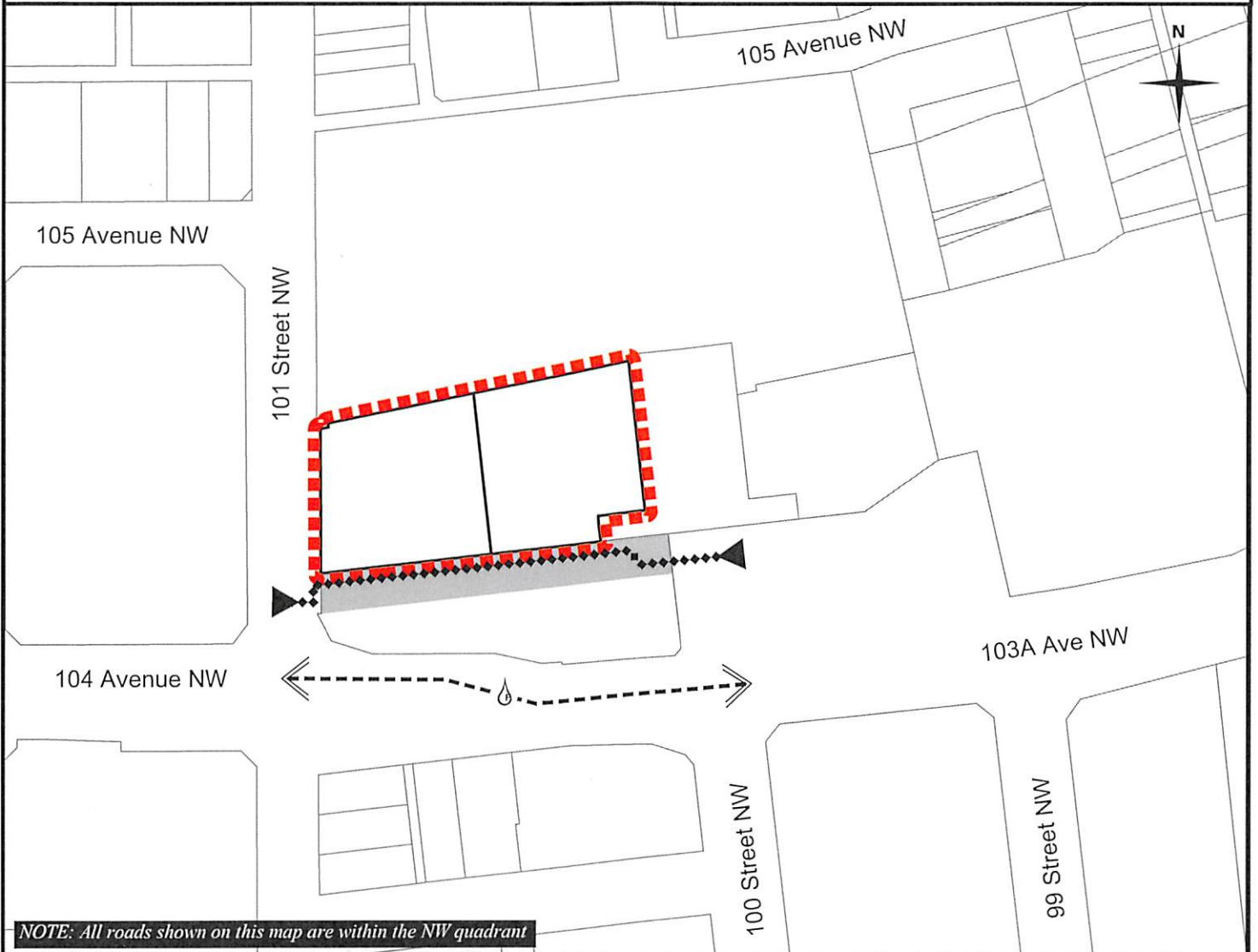


Blair McDowell  
Subdivision Authority

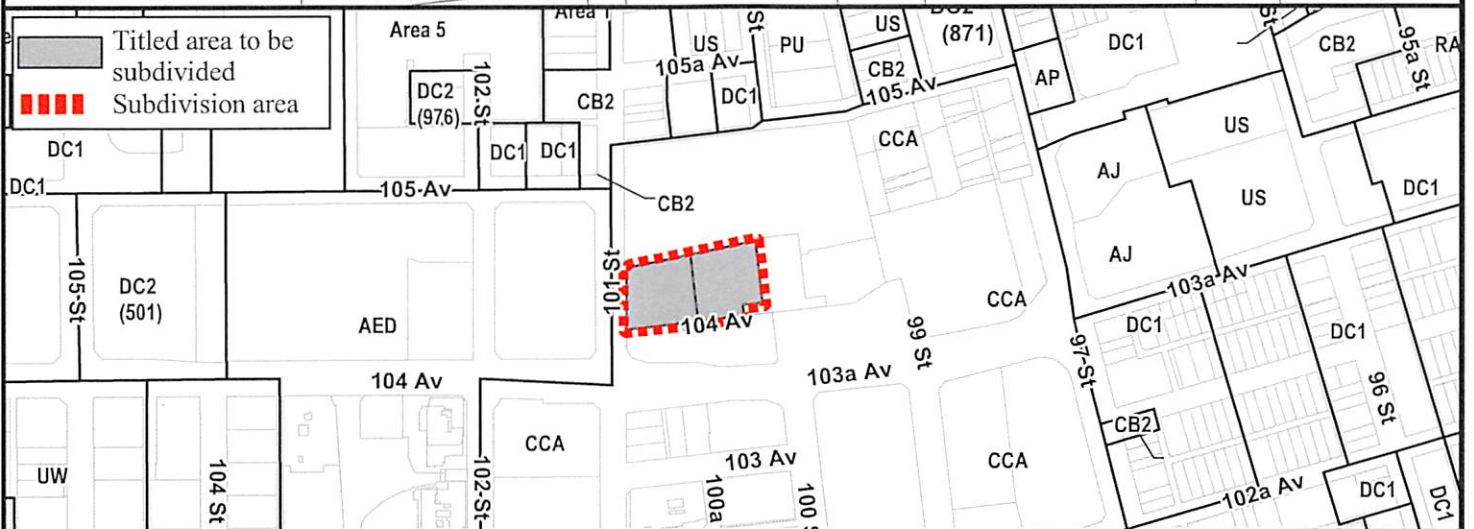
BM/tv/Posse #310978813-001

Enclosures

-  Limit of proposed subdivision
-  Remove existing watermain
-  Register cross lot access easement
-  Construct offsite watermain extension
-  Fire hydrant



**NOTE: All roads shown on this map are within the NW quadrant**







Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

July 4, 2019

File No. LDA19-0229

Pals Geomatics Corp  
10704 176 Street NW  
Edmonton, AB T5S 1G7

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 12 and the south half of Lot 11, Block 11, Plan 4600 R located south of 123 Avenue NW and west of 103 Street NW; **WESTWOOD**

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The Subdivision by Plan is **APPROVED** on July 4, 2019, subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #313933672-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

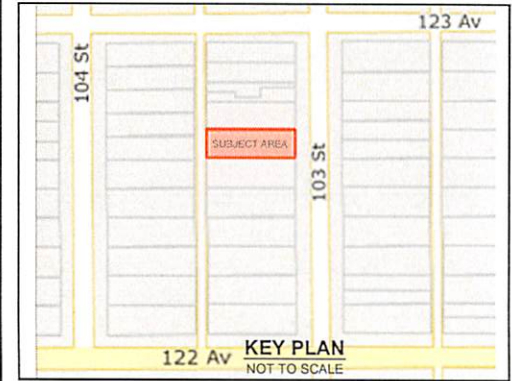
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

FRED SOHM

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RFA3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 0.069 ha.



REV. NO.	DATE	ITEM	BY
1	5/16/19	T-PLAN	CN

**REVISIONS**

**WESTWOOD**

TENTATIVE PLAN SHOWING PROPOSED

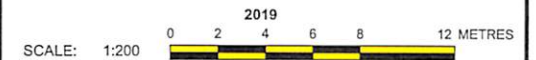
**SUBDIVISION**

OF

SOUTH HALF OF LOT 11 & LOT 12, BLOCK 11, PLAN 4600R

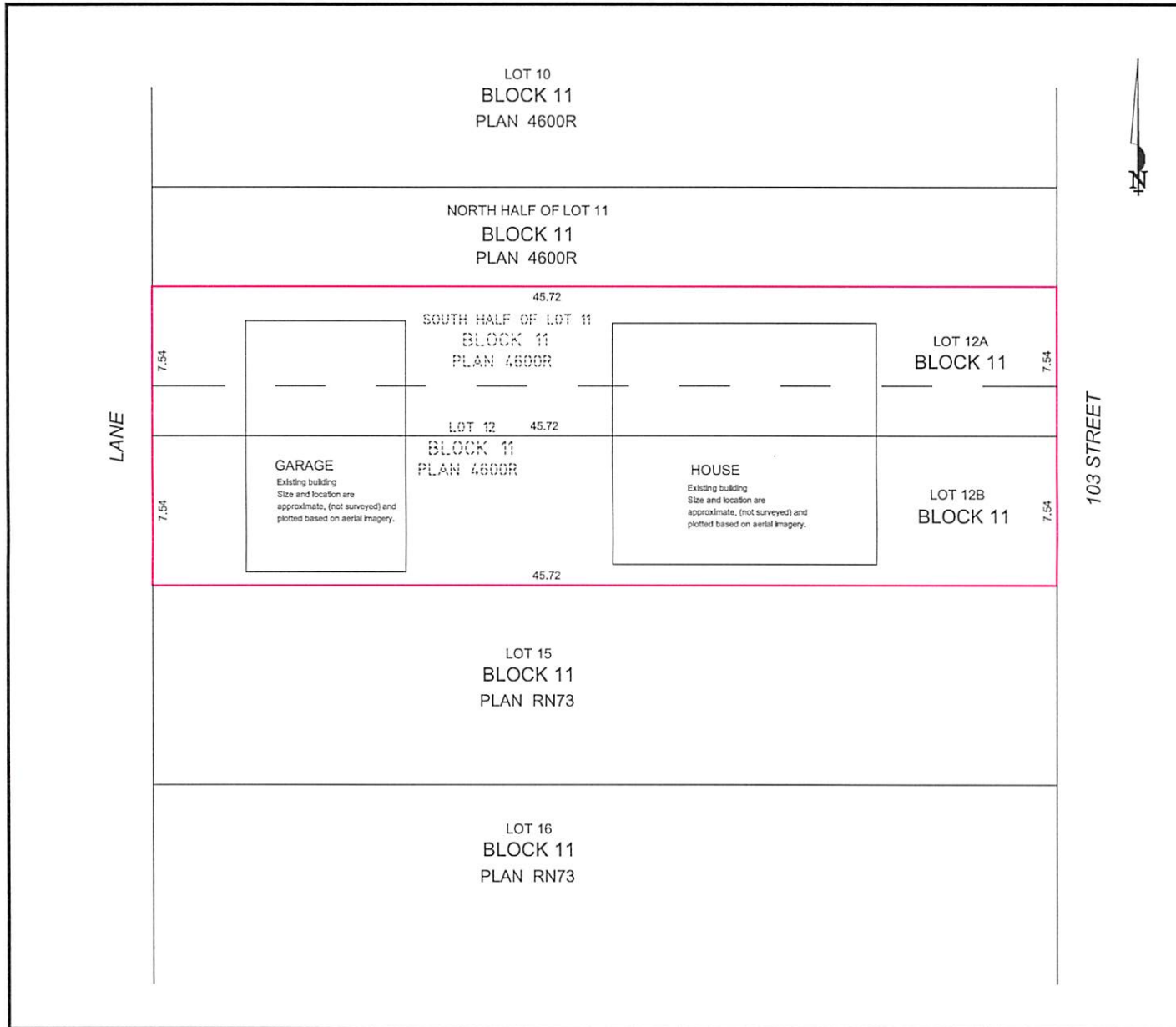
N.E. 1/4 SEC. 17 - TWP. 53 - RGE. 24 - W. 4th MER.

**EDMONTON - ALBERTA**



**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61900068T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

July 4, 2019

File No. LDA19-0234

Hagen Surveys (1982) Ltd.  
8929 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) multiple family condominium unit in two parts and one (1) remnant unit by Phased Condominium from Lot 1, Block 1, Plan 122 4595, located north of Crystallina Nera Way NW and east of 82 Street NW; **CRYSTALLINA NERA WEST**

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**The Subdivision by Plan is APPROVED on July 4, 2019, subject to the following condition:**

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Taylor van den Brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue circular stamp.

Blair McDowell  
Subdivision Authority

BM/tv/Posse #313892269-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Site access has been approved to Crystallina Nera Way. Specific details of access have been reviewed through a Development Permit for the site (POSSE #278838148-001).
- There are existing boulevard trees adjacent to the site on Crystallina Nera Way NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.
- Any changes to the proposed phased condominium unit or remnant unit require a revision be submitted to the Subdivision Authority for approval.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.
- There is a deficiency in on-street hydrant spacing adjacent to the property. On-street fire protection is limited to portions of this site directly fronting Crystallina Nera Way. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

# TENTATIVE PLAN

SHOWING PROPOSED PHASED CONDOMINIUM

LOT 1, BLK.1, PLAN 122 4595


IN THE  
N.W.1/4 SEC.3-54-24-4

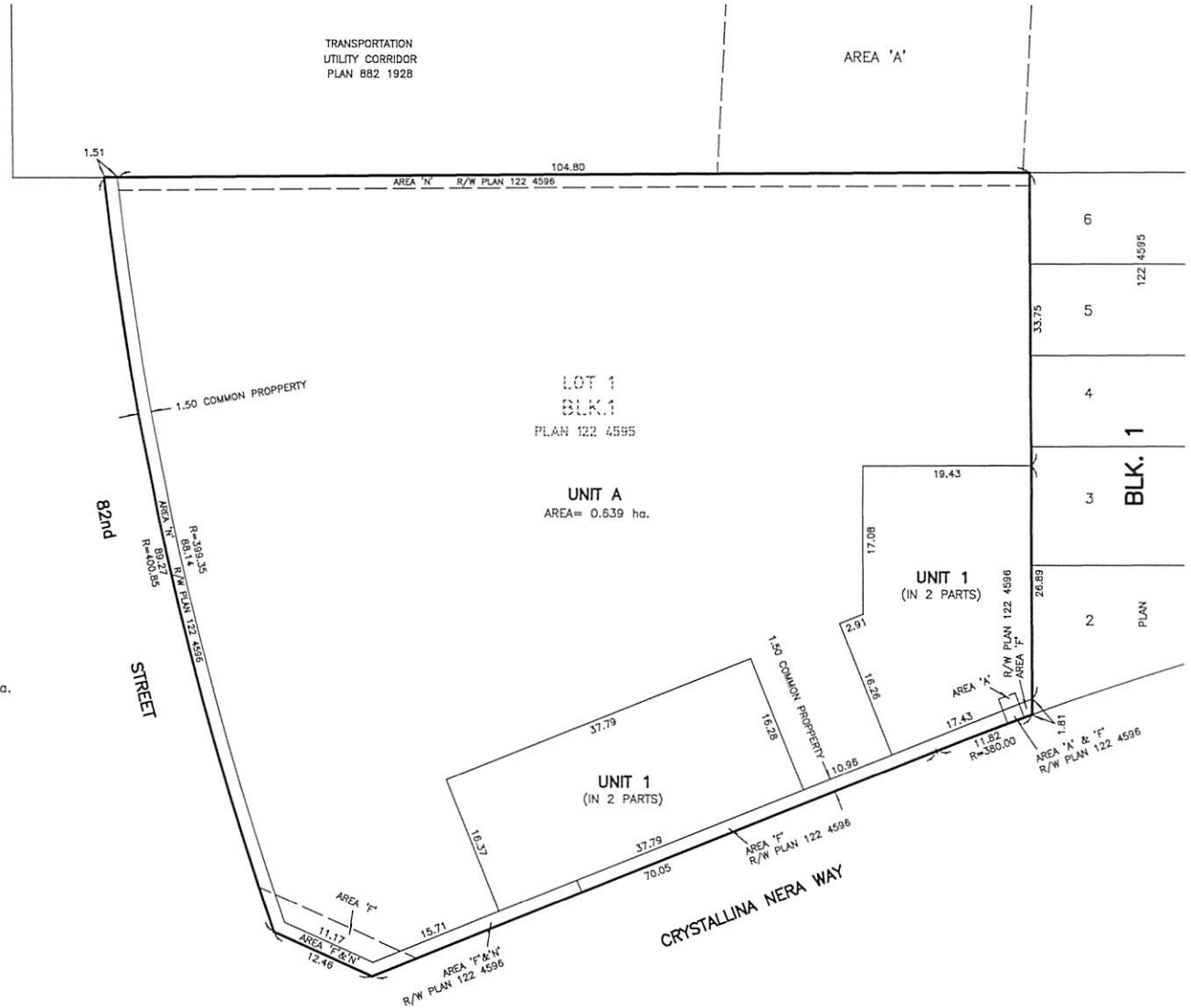
EDMONTON ALBERTA

SCALE 1:500 2019 N.R. RONSKO, A.L.S.



**LEGEND:**

- DISTANCES ARE IN METRES AND DECIMALS THEREOF.
- DISTANCES ALONG CURVED BOUNDARIES ARE ARC DISTANCES.
- AREA DEALT WITH BOUNDED THUS.  AND CONTAINS 0.787 ha.



**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET, EDMONTON. Ph: 464-5506

**SURVEYOR'S STAMP**

DRAWN BY: DA

CALC'D. BY: DA

DATE: May 14, 2019  
REVISED:

FILE NO. 18S0969

DWG.NO. 18S0969T1





Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

July 4, 2019

File No. LDA19-0236

Hagen Surveys (1982) Ltd.  
8929 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 66A, Plan 4677 HW located north of 106 Avenue NW and west of 138 Street NW;  
**GLENORA**

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The Subdivision by Plan is **APPROVED** on July 4, 2019, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue horizontal line.

Blair McDowell  
Subdivision Authority

BM/gq/Posse #314373529-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 138 Street NW. Upon redevelopment of proposed Lot 2A, the existing residential access to 138 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1.0 m from the closest edge of the power pole to the closest edge of the proposed driveway.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.8 m south of the north property line of Lot 2 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line..
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 2, BLOCK 66A, PLAN 4677 H.W.

IN THE

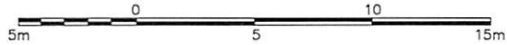
N.W.1/4 SEC.1-53-25-4

AND

RIVER LOT 2, EDMONTON SETTLEMENT

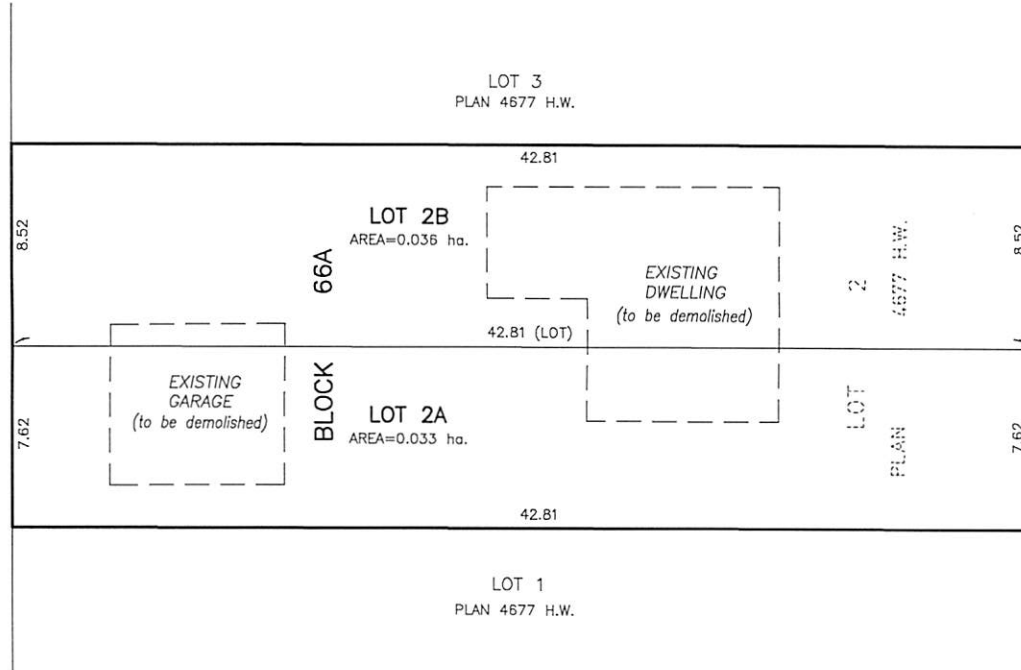
EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



NOTE:  
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.  
 - AREA DEALT WITH BOUNDED THUS.

LANE



138th STREET  
 TO 106th AVENUE

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: MAY 22, 2019  
 REVISED: -

FILE NO. 19S0270

DWG.NO. 19S0270T



Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

July 4, 2019

File No. LDA19-0237

Alberta Geomatics Inc.  
6908 Roper Road NW  
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 34, Plan 5978 KS, located south of 78 Avenue NW and east of 139 Street NW; **LAURIER HEIGHTS**

---

The Subdivision by Plan is **APPROVED** on July 4, 2019, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #312405424-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

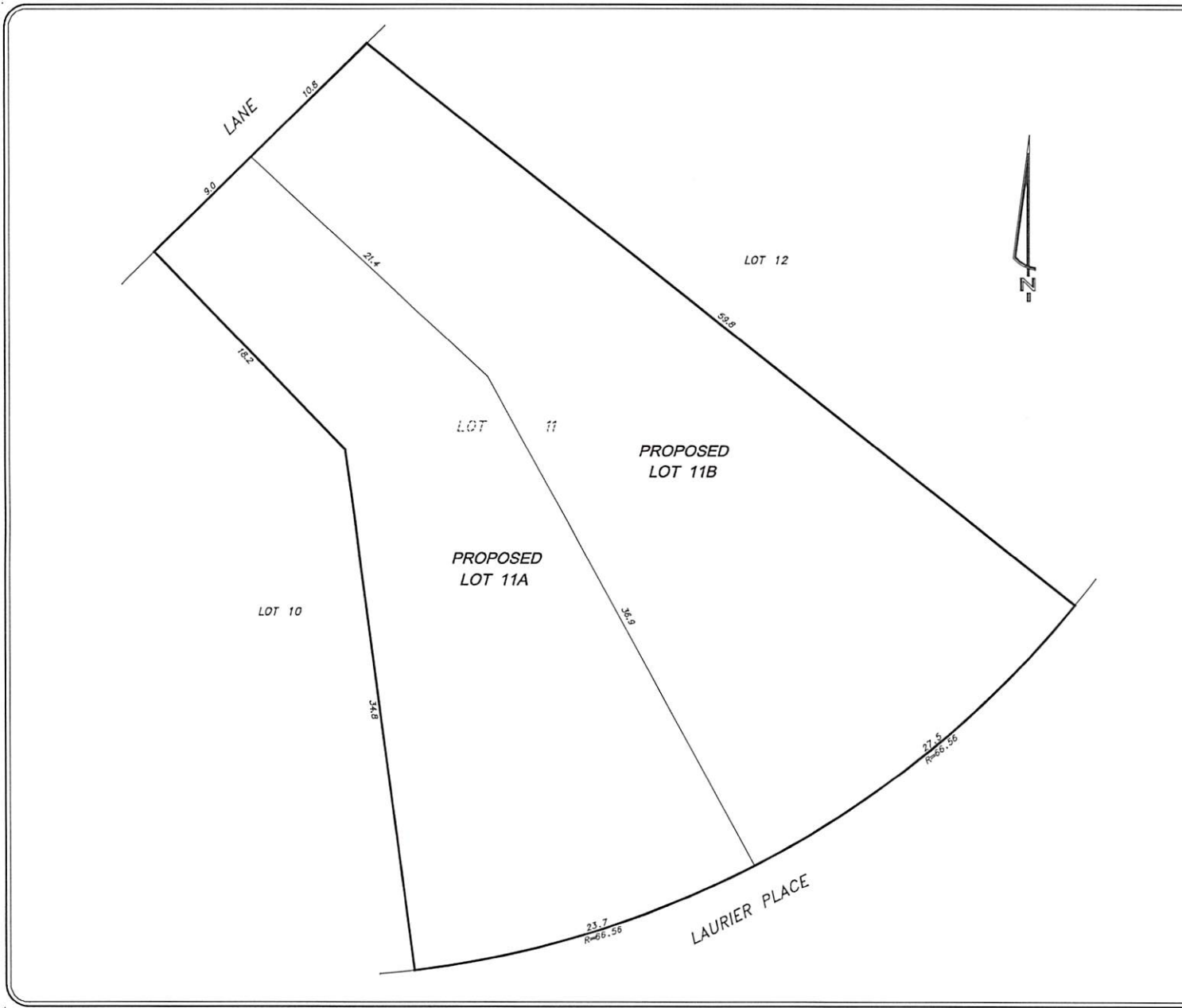
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to Laurier Place NW. Upon redevelopment of proposed Lot 11A, the existing residential access to Laurier Place NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.5 m north of the south property line of Lot 11 off of the lane. The existing storm service enters the proposed subdivision approximately 24.4 m east of the west property line (following the curvature of the lot) off 139 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is an existing power pole in the alley that may interfere with access to the proposed Lot 11A. Site access must maintain a minimum clearance of 1m from the closest edge of the power pole to the closest edge of the proposed driveway.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LOT: 11      BLOCK: 34      PLAN: 5978 KS

BUILDER/OWNER: DOUGH GLOWICKI

ADDRESS: 6 LAURIER PLACE      EDMONTON

SUBDIVISION: LAURIER HEIGHTS      ZONING: RF1      SCALE: 1:250

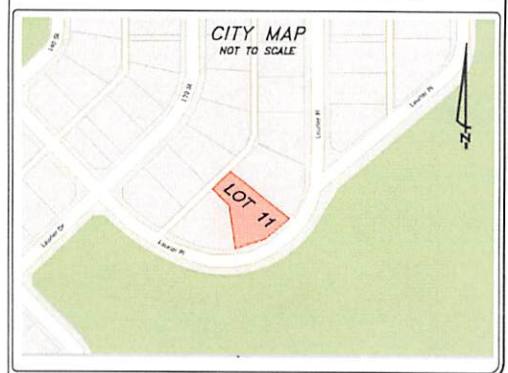
DRAWN BY: D.S.      CHECKED BY: P.S.      FILE: E17440

**NOTES:**  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY  
 THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY  
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.

**LEGEND:**  
 LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ..... ●

CERTIFICATE OF TITLE AREA	0.18 ha
AREA IN PARCEL(S) BEING CREATED	0.18 ha
NUMBER OF PARCEL CREATED	2

REV. No.	DATE	DESCRIPTION
1	2019-05-23	LOT SIZE CHANGED



## TENTATIVE PLAN

**Alberta Geomatics Inc.**

6908 ROPER ROAD NW  
 EDMONTON ALBERTA T6B 3H9  
 email: [abgeo@telus.net](mailto:abgeo@telus.net)  
 or: [info@albertageo.com](mailto:info@albertageo.com)  
 website: [www.albertageo.com](http://www.albertageo.com)  
 PH: (780) 437-8033  
 FAX: (780) 437-8024



Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

July 4, 2019

File No. LDA19-0247

Pals Geomatics Corp  
10704 176 Street  
Edmonton, AB T5S 1G7

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 6, Block 51, Plan 3341 HW, located north of 92 Avenue NW and east of 151 Street NW;  
**SHERWOOD**

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**The Subdivision by Plan is APPROVED on July 4, 2019, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Craig Walker at [craig.walker@edmonton.ca](mailto:craig.walker@edmonton.ca) or 780-442-4852.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue horizontal line.

Blair McDowell  
Subdivision Authority

BM/cw/Posse #315281020-001

Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

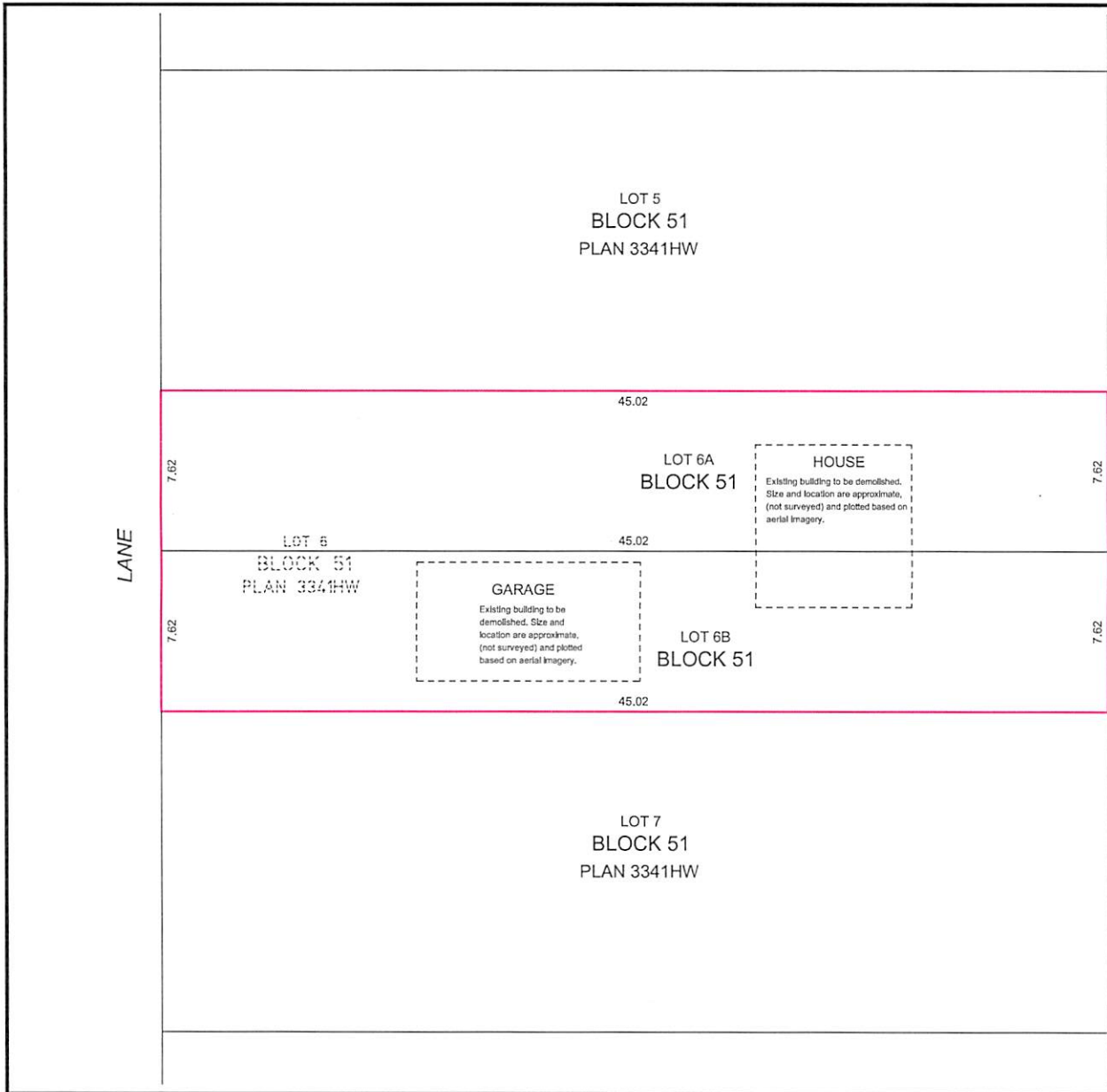
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

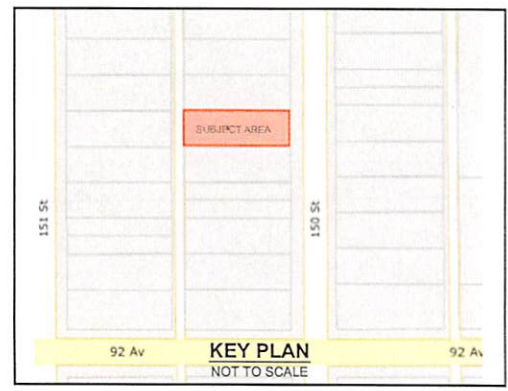
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.5 m south of the north property line of Lot 6A off of 150 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There are ATCO Gas sensitive mechanical coupling (dresser) fittings in this area. Do not perform any vibratory compaction work within 1.5m of the dresser fittings. If hydrovaccing is required, please avoid exposing gas lines where dresser fittings have been identified if possible. If dresser fitting is exposed at any time, please contact ATCO Gas at 780-508-4927.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



**LOOK MASTER BUILDER**

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
  - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE ZONING OF THIS SUBJECT AREA IS R/F1.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_
  - AND CONTAINS: 0.069 ha.



REV. NO.	DATE	ITEM	BY
1	5/24/2019	T-PLAN	CN
<b>REVISIONS</b>			

**SHERWOOD**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 6, BLOCK 51, PLAN 3341HW  
  
W. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4th MER.  
**EDMONTON - ALBERTA**



**Pals Geomatics** Phone: (780) 455 - 3177 Fax: (780) 451 - 2047  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61900071T	DRAFTED BY:	CN	CHECKED BY:	DS
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